

This information can also be found on the web at:
<http://humanservices.townofmanchester.org/elderly/WhatsNew.cfm>

Summary of P.A. 08-176

“An Act Concerning Responsible Lending and Economic Security” Emergency Mortgage Assistance Program (EMAP), Homeowner’s Equity Recovery Opportunity (HERO) Loan Program, Foreclosure Mediation and CT FAMLIES Program

On June 12, 2008, Governor Rell signed P.A. 08 -176 “An Act Concerning Responsible Lending and Economic Security”. The law takes effect on July 1, 2008 and includes several components that are mandatory and relative to homeowners who are delinquent and/or facing foreclosure.

Emergency Mortgage Assistance Program (EMAP) The Emergency Mortgage Assistance Program is available to provide emergency mortgage assistance payments to eligible homeowners. Funding in the amount of \$64 million has been provided for EMAP and will be administered by Connecticut Housing Finance Authority (CHFA).

- All lenders are required by law to take specific actions prior to commencing a judgment of strict foreclosure or foreclosure by sale for one-to-four family, owner-occupied residential real property located in the State of Connecticut, including condominiums.
- Lenders who start a foreclosure process upon a borrower, are required to give written notice to the borrower by registered or certified mail indicating that the borrower has 60 days from the date of the notice to confer with the lender or have a face-to-face meeting with a consumer credit counseling agency to attempt to resolve the delinquency or default. (A list of CHFA-approved counseling agencies is attached for your reference.)
- In the notice, the lender must also inform the borrower that the EMAP Program is being administered by Connecticut Housing Finance Authority (CHFA). If the lender and borrower are unable to resolve the delinquency or default, the borrower will have 60 days from receipt of the written notice to obtain information and apply for the EMAP Program.
- EMAP is not available to borrowers who have FHA-insured loans.

- Homeowners may contact the CHFA Special Programs Call Center located at 999 West Street, Rocky Hill, CT 06067 via telephone 8:30 a.m. to 5:00 p.m. – local calls 860-571-3500 or toll free 877- 571-CHFA (2432) or via e-mail at EMAPinfo@chfa.org

Foreclosure Information & Assistance 2009 (updated 05/09)

Mortgage Crisis Job Training Program is a one year state program which started in July of 2008. It is available for eligible borrowers if they are at least 60 days delinquent on their mortgage, primary residence is in CT, household income is less than 120K/yr and demonstrate an imminent need to increase earnings in order to avoid delinquency or foreclosure. The program offers customized employment services, job training, placement, financial literacy, credit counseling and referral to support services, short term training (6 months or less) in order to obtain another or better job. There is **NO COST** to participants for this program. For more information 1-866-683-1682 or you can visit the website at: www.workplace.org/mortgage.asp

Homeowner's Equity Recovery Opportunity (HERO) Loan Program

The purpose of the HERO Program is to permit CHFA to purchase eligible mortgages directly from lenders and place those borrowers on an affordable repayment plan. Funding in the amount of \$30 million will be available for this program. There are several options currently being developed. Anyone with questions may contact the CHFA Special Programs Call Center located at 999 West Street, Rocky Hill, CT 06067 via telephone 8:30 a.m. to 5:00 p.m. – local calls 860-571-3500 or toll free 877- 571-CHFA (2432) or via e-mail at HEROinfo@chfa.org.

Foreclosure Mediation All lenders are required by law to attach to the front of the complaint that is served on the borrower a copy of the "Notice to Homeowner: Availability of Foreclosure Mediation" form and a "Foreclosure Mediation Request" form. In the mediation process, EMAP, HERO and the CT FAMLIES Programs will also be discussed with the borrower as alternatives to saving the borrower's home from foreclosure. Inquires regarding Foreclosure Mediation may be directed to Roberta Palmer, Superior Court Operations at (860) 363-2734 or via e-mail at: roberta.palmer@jud.ct.gov.

CT FAMLIES Program

CHFA continues to offer the Connecticut Fair Alternative Mortgage Lending Initiative and Education Services (CT FAMLIES) Program, a refinancing mortgage loan that is at a fixed rate for a term of 30 years. Eligible homeowners who have an Adjustable Rate Mortgage (ARM) or their current mortgage is no longer suitable for their financial situation may qualify for a CT FAMLIES Loan. Homeowners may contact the CHFA Special Programs Call Center located at 999 West Street, Rocky Hill, CT 06067 via telephone 8:30 a.m. to 5:00 p.m. – local calls 860-571-3500 or toll free 877- 571-CHFA (2432) or via e-mail at CTFAMLIES@chfa.org.

MAKING HOME AFFORDABLE

There is a new Federal Website to assist struggling homeowners. Please visit: Makinghomeaffordable.gov

Foreclosure Information & Assistance 2009 (updated 05/09)

<p>ACORN Housing offers free housing counseling to low and moderate-income homebuyers. EMAP Counselor listing.</p>	<p>Ph. 203-366-4180 Fax 203-366-0020 http://www.acornhousing.org/</p>
<p>Americans for Fairness in Lending raises awareness of abusive credit & lending practices.</p>	<p>Ph. 1-866-452-3345 Fax 617-542-8028 http://www.affil.org/</p>
<p>Catholic Charities & Family Services an EMAP Counselor listing.</p>	<p>Ph. 860-889-8346 Fax 860-889-2658</p>
<p>Center for Responsible Lending a resource for predatory lending opponents.</p>	<p>http://www.responsiblelending.org/</p>
<p>Christian Activities Council offers fair housing assistance, money & debt management, pre & post purchase counseling.</p>	<p>527-9860 (<i>English only</i>) mailto:dsteinle@christianactivities.org</p>
<p>Consumer Federation of America an advocacy, research, education and service organization.</p>	<p>http://www.consumerfed.org/</p>
<p>Co-Opportunity an EMAP Counselor listing, offers homebuyer education programs, mortgage delinquency and default resolution counseling, loss mitigation, money debt management and more, <i>also in Spanish.</i></p>	<p>Ph. 860-236-3617 ext 101 Fax 860-808-1757 <i>Contact: Gary Evans</i> http://www.co-opportunity.org/</p>
<p>CT Famlies Program Please see description on the first page...</p> <p>Here are some CHFA Approved lenders:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p><i>McCue Mortg.</i> 800-382-0017 x521 or mailto:susanc@mccuremortgage.com <i>New Alliance</i> 645-2627 or mailto:nkelleher@newalliance.com <i>Sovereign Bank</i> 647-4520 or mailto:lgallino@sovereignbank.com <i>Webster Bank</i> 645-4026 or mailto:scamiros@websterbank.com</p> </div>	<p>Ph. 571-3500 CHFA Fax 257-8614 http://www.chfa.org (Under homebuyers programs)</p> <p>CHFA Contacts: Timothy Coppage 571-4269 VP of Housing Development mailto:timothy.coppage@chfa.org</p> <p>Carol DeRosa 571-4374 Admin. of Resid. Mortgage Progs. mailto:carol.derosa@chfa.org</p>
<p>Department of Housing and Urban Development provides a list of approved housing counseling agencies.</p>	<p>http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm</p>
<p>Eviction Prevention Program, available through the <i>Community Renewal Team</i>, assists people who are in the process of being evicted. Also assists with defaults in mortgages.</p>	<p>Ph. 560-5881 Fax 560-5372 www.CRTct.org</p>
<p>Federal Trade Commission, offers an information sheet “<i>Mortgage Payments Sending You Reeling?</i>” – which contains facts for consumers about mortgages, foreclosures and choices.</p>	<p>http://www.ftc.gov/bcp/edu/pubs/consumer/homes/rea04.shtm Ph. 1-877-382-4357</p>
<p>Freddie Mac offers a guide to avoiding foreclosure.</p>	<p>www.freddiemac.com</p>

Foreclosure Information & Assistance 2009 (updated 05/09)

<p>Hartford Areas Rally Together offers pre-purchase counseling, services also in Bosnian & Spanish.</p>	<p>525-3449 ext 102 http://www.hartofhartford.org/</p>
<p>Home-Free-USA provides the necessary tools to ensure mortgage approval, prevent foreclosure and ensure successful homeownership.</p>	<p>1-866-696-2329 <i>(foreclosure assistance)</i> http://www.homefreeusa.org/</p>
<p>Homeownership Preservation Foundation has a national hot line, attempting to assist homeowners to avoid foreclosure.</p>	<p>1-888-995-HOPE</p>
<p>Housing Education Resource Center an EMAP Counselor listing that assists tenants, landlords and others with answers to housing questions and help in resolving housing problems. Provides information on discrimination, eviction, leases, rent increases, mediation, and home ownership.</p>	<p>Ph. 860-296-4242 ext 101 Fax 860-296-1317 Contact: <i>Karin Nigol</i> http://www.herc-inc.org <i>Open Tue & Fri 9am -5pm</i></p>
<p>Manchester Pilot Homeownership & Downpayment Assistance Program offers first-time home buyers (or prior home-owners who have not owned a home in the past 3 years) a reduced mortgage interest rate that is ¼ % below the CHFA regular Homebuyer Mortgage rate. Homes must be located in one of three designated areas in Manchester (Eastside and Westside neighborhoods or the Central Business District). This program offers 0% loans to assist with downpayment and closing costs. Call one of the indicated mortgage companies or CHFA for further information, income eligibility and home cost limits.</p>	<p>GMAC Mortgage <i>Brian Pelletier</i> 800-591-2840 ext 16</p> <hr/> <p>McCue Mortgage <i>Paul Terwilliger</i> 260-0741 <i>Karen Clark</i> 800-382-0017 ext 502</p> <hr/> <p>CHFA Single Family <i>Underwriting</i> 571-3502 http://www.chfa.org/</p>
<p>Money Management International offers mortgage delinquency and default resolution counseling, homebuyer education programs, pre & post purchasing counseling and more.</p>	<p>Ph. 1-888-845-5669 Fax 1-888-845-0501 <i>Also in Spanish</i></p>
<p>Mortgage Foreclosure Assistance Hotline is a free hotline open Monday – Friday 8:00am – 5:00pm, to Connecticut residents who are facing foreclosure on their homes. Advice and guidance regarding mortgage problems offered.</p>	<p>1-877-472-8313</p>
<p>Mutual Housing Association Association of Southwestern CT an EMAP Counselor listing.</p>	<p>Ph. 203-359-6940 Fax 203-335-5906</p>

Foreclosure Information & Assistance 2009

(updated 05/09)

National Association of Consumer Advocates have attorneys who represent consumers victimized by fraudulent, abusive, and predatory business practices.	http://www.naca.net/
National Community Reinvestment Coalition ensures that people in underserved communities are treated fairly when applying for credit, opening a bank account, getting a mortgage loan etc.	http://www.ncrc.org/
Neighborhood Housing Services of New Britain , an EMAP Counselor listing.	Ph. 860-224-2433 Fax 860-225-6131
Neighborhood Housing Services of New Haven , an EMAP Counselor listing.	Ph. 203-753-1896 Fax 203-772-2876
Neighborhood Housing Services of Waterbury , an EMPA Counselor listing.	Ph. 203-753-1896 Fax 203-757-6496
NeighborWorks America offers foreclosure solutions and resources.	http://www.nw.org <i>(Click on Foreclosure Resources)</i>
Statewide Legal Services offers information and legal booklets on line for housing discrimination, eviction, home ownership, landlord/tenant issues, security deposits, federal programs, and other housing related issues. They also have a list of attorneys who provide legal services FREE OF CHARGE to homeowners who are delinquent on their mortgages or have received a foreclosure notice.	1-800-453-3320 www.SLSct.org <i>Legal booklets/housing</i>
Urban League of Greater Hartford an EMPA Counselor listing, offers home equity conversion mortgage counseling, homebuyer education programs, mortgage delinquency and default resolution counseling, and predatory lending – also in Spanish.	Ph. 860-527-0147 ext 283 Fax 860-293-2621 http://www.ulgh.org/

OTHER HELPFUL FORECLOSURE RESOURCES

[Foreclosure
And
Landlords](#)

[How to
Avoid
Foreclosure](#)

[A
Homeowners
Guide to
Foreclosure](#)